



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

1022-11

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 13, 2022
Property description	BROADHEAD JULIA L TRUSTEE FOR BROADHEAD LIVING TRUST THE 1200 BRIDGE CREEK TER PENSACOLA, FL 32506 1200 BRIDGE CREEK TER 09-4625-793 LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P 299	Certificate #	2020 / 5278
		Date certificate issued	06/01/2020

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/5278	06/01/2020	1,220.10	61.01	1,281.11
→ Part 2: Total*				1,281.11

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/4195	06/01/2021	1,985.50	6.25	99.28	2,091.03
Part 3: Total*					2,091.03

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,372.14
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,171.86
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,919.00

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Shirley Rich, CFCA  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 22nd, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	56,450.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/03/2022</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS

**PLUS \$6.25**

### Tax Collector (complete Parts 1-4)

#### Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

#### Part 3: Other Certificates Redeemed by Applicant (Other than County)

**Total.** Add the amounts in Columns 3, 4 and 5

#### Part 4: Tax Collector Certified Amounts (Lines 1-7)

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

### Clerk of Court (complete Part 5)

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200100

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077  
NEW ORLEANS, LA 70154-4077,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-4625-793	2020/5278	06-01-2020	LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P 299

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO  
BOX 54077  
NEW ORLEANS, LA 70154-4077

04-13-2022  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[←](#) Nav. Mode 
 ☒ Account 
 ☐ Parcel ID 
 [➔](#)

[Printer Friendly Version](#)

<b>General Information</b>						<b>Assessments</b>				
<b>Parcel ID:</b> 252S313100035003						<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b><i>Cap Val</i></b>
<b>Account:</b> 094625793						2021	\$20,000	\$133,229	\$153,229	\$112,900
<b>Owners:</b> BROADHEAD JULIA L TRUSTEE FOR BROADHEAD LIVING TRUST THE						2020	\$20,000	\$118,194	\$138,194	\$111,342
<b>Mail:</b> 1200 BRIDGE CREEK TER PENSACOLA, FL 32506						2019	\$20,000	\$110,314	\$130,314	\$108,839
<b>Situs:</b> 1200 BRIDGE CREEK TER 32506						<b>Disclaimer</b>				
<b>Use Code:</b> SINGLE FAMILY RESID 🔑						<b>Market Value Breakdown Letter</b>				
<b>Taxing Authority:</b> COUNTY MSTU						<b>Tax Estimator</b>				
<b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>						<b>File for New Homestead Exemption Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
<b>Sales Data</b>						<b>2021 Certified Roll Exemptions</b>				
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	<b>HOMESTEAD EXEMPTION</b>				
09/17/2015	7407	299	\$100	OT						
12/11/2014	7278	1559	\$100	WD						
10/03/2013	7085	1448	\$121,900	WD						
04/27/2013	7012	514	\$69,900	QC		<b>Legal Description</b>				
03/21/2013	6992	1936	\$100	CT		LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P 299				
02/25/2013	6994	748	\$100	WD						
07/2007	6186	1445	\$148,000	WD						
05/2004	5429	1142	\$120,500	WD						
10/1990	2930	979	\$69,000	WD		<b>Extra Features</b>				
07/1989	2727	407	\$540,000	WD		METAL SHED				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										

<b>Parcel Information</b>  <b>Section</b> <b>Map Id:</b> 25-2S-31-2  <b>Approx. Acreage:</b> 0.4739  <b>Zoned:</b> MDR	<a href="#">Launch Interactive Map</a>
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**View Florida Department of Environmental Protection(DED) Data**

## Buildings

## Structural Elements

### DWELLING UNITS-1

**FLOOR COVER-CARPET**

HEAT/AIR-CENTRAL H/AC

**NO. PLUMBING FIXTURES-6**

**ROOF COVER-DIMEN/ARCH SHNG**

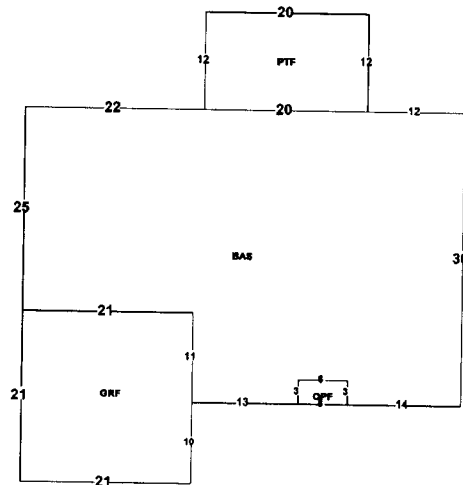
**STORY HEIGHT-0**

### STRUCTURAL FRAME-WOOD FRAME

 Areas - 2394 Total SF

**GARAGE FIN - 441**

PATIO FINISHED - 240



Last Updated:04/25/2022 (tc.23435)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022047714 5/10/2022 12:29 PM  
OFF REC BK: 8781 PG: 187 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLAG OF FLORIDA LLC** holder of **Tax Certificate No. 05278**, issued the **1st** day of **June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P 299**

**SECTION 25, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094625793 (1022-11)**

The assessment of the said property under the said certificate issued was in the name of

**JULIA L BROADHEAD TRUSTEE**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of October, which is the **3rd** day of **October 2022**.

Dated this 10th day of May 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

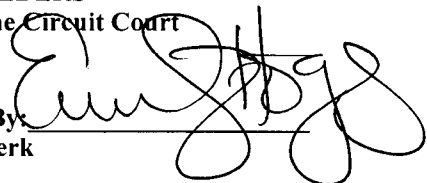
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 094625793 Certificate Number: 005278 of 2020**

**Payor: JULIA L BROADHEAD 1200 BRIDGE CREEK TER PENSACOLA, FL 32506      Date  
5/11/2022**

Clerk's Check #	2998673	Clerk's Total	<del>\$497.04</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$5,367.96</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,942.00</del>

**\$5,158.88**

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2020 TD 005278**

**Redeemed Date 5/11/2022**

**Name JULIA L BROADHEAD 1200 BRIDGE CREEK TER PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$497.04	<del>\$5141.88</del>
Due Tax Collector = TAXDEED	\$5,367.96	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 094625793 Certificate Number: 005278 of 2020**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/3/2022"/>	Redemption Date <input type="text" value="5/11/2022"/>
Months	6	1
Tax Collector	<input type="text" value="\$4,919.00"/>	<input type="text" value="\$4,919.00"/>
Tax Collector Interest	\$442.71	\$73.79
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,367.96	<input type="text" value="\$4,999.04"/> TK
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$41.04	\$6.84
Total Clerk	\$497.04	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,942.00	\$5,478.88
	Repayment Overpayment Refund Amount	\$463.12
Book/Page	<input type="text" value="8781"/>	<input type="text" value="187"/>

Notes

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8781, Page 187, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05278, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 094625793 (1022-11)

DESCRIPTION OF PROPERTY:

LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407  
P 299

SECTION 25, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: JULIA L BROADHEAD TRUSTEE

Dated this 11th day of May 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-4625-793 CERTIFICATE #: 2020-5278

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 01, 2002 to and including July 01, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,  
As President  
Dated: July 12, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

July 12, 2022

Tax Account #: **09-4625-793**

1. The Grantee(s) of the last deed(s) of record is/are: **JULIA L BROADHEAD, TRUSTEE, OR THEIR SUCCESSORS IN TRUST UNDER THE BROADHEAD LIVING TRUST DATED DECEMBER 11, 2014**

**By Virtue of Warranty Deed recorded 12/29/2014 in OR 7278/1559**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Judgment in favor of Progressive Select Insurance Company recorded 7/7/2010 OR 6610/1583**

4. Taxes:

**Taxes for the year(s) None are delinquent.**

**Tax Account #: 09-4625-793**

**Assessed Value: \$112,900.00**

**Exemptions: HOMESTEAD**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** OCT 3, 2022  
**TAX ACCOUNT #:** 09-4625-793  
**CERTIFICATE #:** 2020-5278

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

**JULIA L BROADHEAD, TRUSTEE,  
UNDER THE BROADHEAD LIVING  
TRUST DATED DECEMBER 11, 2014  
1200 BRIDGE CREEK TER  
PENSACOLA, FL 32506**

**PROGRESSIVE SELECT  
INSURANCE COMPANY  
PO BOX 89480  
CLEVELAND, OH 44101**

**JULIA BROADHEAD  
6001 DAMARA LN  
PENSACOLA, FL 32506**

**Certified and delivered to Escambia County Tax Collector, this 12<sup>th</sup> day of June, 2022.**

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**July 12, 2022**

**Tax Account #:09-4625-793**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P  
299**

**SECTION 25, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4625-793(1022-11)**

Recorded in Public Records 12/29/2014 at 02:29 PM OR Book 7278 Page 1559,  
Instrument #2014096048, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

10.00  
8.50  
3.60  
1.70  
22.20

Prepared by and return to:  
J. Mark Fisher, Esq., 181 Eglin Pkwy, NE  
Ft. Walton Beach, FL 32548  
(850) 244-8989 or Toll Free 1-800-977-9733

The preparer hereof has not been requested  
to provide the accuracy of the legal  
description and assumes no liability for the same.

Property Appraiser's Parcel  
Identification No.: 252S313100035003  
(H)

#### WARRANTY DEED

This Warranty Deed, executed December 11, 2014, between **HOWARD M. BROADHEAD** and **JULIA L. BROADHEAD**, husband and wife, of the County of Escambia, State of Florida, (GRANTOR), whose post office address is 1200 Bridgecreek Terrace, Pensacola, FL 32506, and **HOWARD M. BROADHEAD and JULIA L. BROADHEAD, TRUSTEES**, or their successors in Trust under **THE BROADHEAD LIVING TRUST DATED DECEMBER 11, 2014**, and any amendments thereto, (GRANTEE), of the State of Florida, County of Escambia, whose post office address is 1200 Bridgecreek Terrace, Pensacola, FL 32506.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold and transfers all hereditaments to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **Escambia County, Florida**, to wit:

**Lot 35, Block C, WODDRIDGE MANOR UNIT NO. 3, a subdivision of a portion of Section 25, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 13, Page 76, of the Public Records of said County.**

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

The Trust beneficiaries are **HOWARD M. BROADHEAD and JULIA L. BROADHEAD** and they retain the right to reside upon, use and possess the above identified property for the remainder of their lives.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. **HOWARD M. BROADHEAD and JULIA L. BROADHEAD** intend to hold this property as tenants by the entireties (TBE). An examination was not made of the title before transfer.

Either **HOWARD M. BROADHEAD** or **JULIA L. BROADHEAD**, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If either **HOWARD M. BROADHEAD** or **JULIA L. BROADHEAD** cannot continue to serve as CO-TRUSTEE, then the other shall serve as the sole TRUSTEE. If neither **HOWARD M. BROADHEAD** nor **JULIA L. BROADHEAD** can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **JESSICA A. SMITH**. If **JESSICA A. SMITH** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **NATASHA R. UNDERWOOD**.

BK: 7278 PG: 1560 Last Page

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the Agent for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

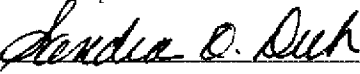
Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE.
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.
- E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the TRUSTORS sworn to and acknowledged before a notary public; this right being reserved to either TRUSTOR, **HOWARD M. BROADHEAD** or **JULIA L. BROADHEAD**.

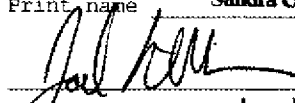
This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED DECEMBER 11, 2014.

Signed, sealed, and delivered  
in the presence of:

  
Print name Sandra O. Duh

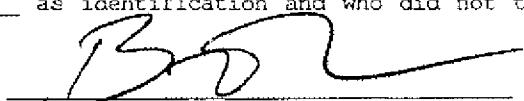
  
HOWARD M. BROADHEAD

  
Print name Joel Williams

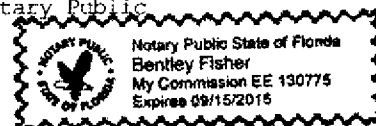
  
JULIA L. BROADHEAD

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this December 11, 2014, by **HOWARD M. BROADHEAD** and **JULIA L. BROADHEAD**, who are personally known to me or who have produced \_\_\_\_\_ as identification and who did not take an oath.

  
BENTLEY FISHER, Notary Public

Notary Seal and commission  
expiration stamp:





Recorded in Public Records 07/07/2010 at 01:42 PM OR Book 6610 Page 1583,  
Instrument #2010043411, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

Recorded in Public Records 05/18/2010 at 08:47 AM OR Book 6592 Page 1317,  
Instrument #2010031219, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2010 MAY 12 P 2:32

COUNTY CLERK DIVISION  
FILED & RECORDED

IN THE COUNTY COURT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

PROGRESSIVE SELECT INSURANCE  
COMPANY, as Subrogee for  
Paul Mikell,

Plaintiff,

vs.

CASE NO.: 2009-SC-004920 V

JULIA BROADHEAD,

Defendant.

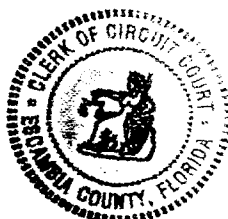
**FINAL JUDGMENT**

This ACTION came on regularly for Pretrial Conference on November 18, 2009; and Plaintiff appearing by counsel and Defendant appearing pro-se. The Defendant did not dispute liability nor damages and stipulated to the entry of a Final Judgment. Accordingly, the Court finds for the Plaintiff, and therefore;

IT IS ORDERED AND ADJUDGED that Plaintiff, PROGRESSIVE SELECT INSURANCE COMPANY, P.O. Box 89480 Cleveland, Ohio 44101, recover from the Defendant, JULIA BROADHEAD, whose social security number is [REDACTED] and whose last known address is 6001 Damara Lane, Pensacola, FL 32506, for damages in the amount of \$4,019.28, costs in the amount of \$350.00 and interest in the amount of \$792.95; for a sum of \$5,162.23, that shall bear interest at the rate of 6% a year, for which let execution issue.

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: AK Weddington D.C.



Case: 2009 SC 004920

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Dkt: CC1033 Pg#: 2

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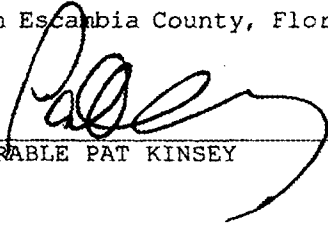
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Case No.: 2009-SC-004920 V  
Final Judgment

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant, JULIA BROADHEAD, shall complete under oath Florida Rule of Civil Procedure Form 7.343 (Fact Information Sheet), including all required attachments, and serve it on Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant, JULIA BROADHEAD, to complete form 7.343, including all required attachments, and serve it on the Plaintiff's attorney.

12<sup>th</sup> DONE AND ORDERED in Chambers in Escambia County, Florida, this day of MAY, 2010.

  
HONORABLE PAT KINSEY

Copies Furnished to:

Plaintiff's Attorney  
Steven J. Jacobson, Esq.  
Law Offices of Steven J. Jacobson, P.A.  
5701 N. Pine Island Road, Suite 320  
Ft. Lauderdale, Florida 33321  
(954) 726-6626

Ms. Julia Broadhead, 6001 Damara Lane, Pensacola, FL 32506

H:\PROGRESSIVE\Prog. vs. Broadhead, Julia\PROG\broadhead\_julia.FJ.Court entered-appeared PTH.jc.wpd